

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2/48 Leura Grove, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,440,000 Property Type Townhouse Suburb Hawthorn East

Period - From 31/03/2025 to 30/03/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	43 Roseberry St HAWTHORN EAST 3123	\$1,790,000	18/03/2026
2	2/10 Athelstan Rd CAMBERWELL 3124	\$1,700,000	13/03/2026
3	2/3a Hazel St CAMBERWELL 3124	\$1,810,000	28/02/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 31/03/2026 14:23



3 2 2

Rooms: 6
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median Townhouse Price
31/03/2025 - 30/03/2026: \$1,440,000

Comparable Properties



43 Roseberry St HAWTHORN EAST 3123 (REI)

Agent Comments

3 1 2

Price: \$1,790,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 223 sqm approx



2/10 Athelstan Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 4

Price: \$1,700,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: Villa
Land Size: 347 sqm approx



2/3a Hazel St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,810,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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